

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, January 20, 2005, 1:30 p.m., Conference Room 206, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Jerry Berggren and Terry Young absent). Dallas McGee of Urban Development Dept.; Marvin Krout, Kent Morgan, Ed Zimmer and Teresa McKinstry of the Planning Department.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held December 3, 2004. Motion for approval made by Helwig, seconded by McKee. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**RECOMMENDATION ON DOWNTOWN MASTER PLAN CONCEPTS (PRESENTATION BY KENT MORGAN, PLANNING PUBLIC HEARING:** January 20, 2005

**Members present: Francis, Helwig, McKee, Ripley and Walker; (Berggren and Young absent).**

Kent Morgan gave a Power Point presentation on the Downtown Master Plan. He stated that staff is looking for comments and input from the Commission.  
(Note: a copy of the Power Point presentation is attached to these minutes as Exhibit "A".)

Bob Ripley commented that a convention center on the west side of the Haymarket will all but destroy the entire Haymarket area. The quaint warehouse district would cease to exist with the infusion of vehicular traffic. Mr. Morgan responded that there are various ways to divert traffic. All the options would have to be explored.

Tim Francis believes that wherever the convention center and arena goes, restaurants and retail will follow.

Marvin Krout believes the location of the convention center is related to the possible relationship with UNL that would have to exist for the center to be successful.

McKee stated that 20 years ago, he dealt with a large convention in Pershing. Everyone at the time commented that they would not return to Lincoln due to the lack of hotel rooms. He believes that has been remedied somewhat, but it still remains that our airport/airline service is severely lacking. Mr. Morgan replied that the airport has not been looked at. This will not be the size of the Qwest Center. There is no way that Lincoln can compete with that. The idea of Omaha Airport is part of the overall mix. Many people think that Pershing Auditorium has become dysfunctional.

Francis wondered about the neighborhood to the east of the Capitol. He would like to see the area studied. It shouldn't be overlooked. Their situation is very unique with Lincoln High School and a high density.

Ed Zimmer understands the Commissioners' main concerns to be

- to protect the Haymarket from vehicular traffic of adjacent development,
- respect the character of the Haymarket,
- and study the greater "J" Street neighborhood.

The Commissioners agreed.

Ripley would like to see a footnote that respects the individuals and the buildings that are already in the Downtown district that might have some value.

Mr. Krout wondered if Mr. Ripley was suggesting another category of buildings that aren't protected, but a middle range of buildings that should be identified. Ripley and McKee agreed that just because a building isn't declared a landmark, doesn't mean it isn't worthy of a designation. Ripley pointed out that the AC Nielsen building would be an example. It is a building of considerable presence. He would hope the building would be evaluated.

Mr. Zimmer sees the questions as what are the designated buildings and what buildings are eligible. There might be a 3<sup>rd</sup> question of what are the other buildings that are assets but don't fit into the first two categories.

Mr. Krout commented that perhaps it would be nice to have an inventory of the buildings in the Downtown area. Mr. Zimmer can see about putting a draft together.

Mr. Ripley wondered why "O" Street doesn't get more emphasis as a retail district. It is the southern edge of the retail district. Mr. Morgan believes "P" Street has been more of a focal point because it gets the traffic off of "O" Street.

Ripley noted that no action is required. Mr. Morgan thanked the Commission. He believes they received some valuable input.

**MISCELLANEOUS STAFF REPORT**

- Ripley stated that the Commission is due for election of chair and vice-chair again. If anyone is interested, he is more than happy to hold elections. Otherwise, he is willing to continue to serve. There was no interest in changing the current officers.
- Mr. Zimmer stated that the status of the “triplet houses” at 125, 135, and 145 N. 23<sup>rd</sup> is that the city has agreed to move them. The desirable location will keep them together. They are structurally flimsy.

There being no further business, the meeting was adjourned at 2:50 p.m.